

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Law Offices of Kevin Fayette, LLC  
1675 Whitehorse-Mercerville Road  
Suite 204  
Hamilton, NJ 08619  
609-584-0600

In Re:

Lincoln & Doris White



Order Filed on March 2, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 18-19773

Hearing Date: March 2, 2022

Chapter: 13

Judge: CMG

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form: ☒ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED.**

**DATED: March 2, 2022**

A handwritten signature in cursive script, reading "Christine M. Gravelle".  
\_\_\_\_\_  
Honorable Christine M. Gravelle  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 729 Spruce Street Trenton, NJ 08638, New Jersey (the Real Property).

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☒ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional: Elaine Graham

Amount to be paid: 6% of sale

Services rendered: Realtor

**OR:** ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$\_\_\_\_\_ claimed as exempt may be paid to the Debtor.

6. The ☐ *balance of proceeds* or the ☒ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.

7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.

8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.

9. Other provisions:      Proceeds from the sale will be distributed as follows:

- 1) Wells Fargo will receive balance of the lien on the property, estimated at \$35,293.73.
- 2) Chapter 13 Trustee, \$67,830.00 to complete case and process for Discharge.
- 3) Balance of proceeds will be paid to debtor.

rev.8/1/15

In re:  
Lincoln White  
Doris White  
Debtors

Case No. 18-19773-CMG  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Mar 03, 2022

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 05, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Lincoln White, Doris White, 116 Honeysuckle Drive, Trenton, NJ 08638-1841

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 05, 2022

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 3, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Brian E Caine	on behalf of Creditor CIT Bank N.A. bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
Craig Scott Keiser	on behalf of Creditor SANTANDER BANK N.A. craig.keiser@law.njoag.gov
Denise E. Carlon	on behalf of Creditor U.S. Bank Trust National Association as Trustee of Dwelling Series IV Trust dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Mar 03, 2022

Form ID: pdf903

Total Noticed: 1

Denise E. Carlon

on behalf of Creditor Tiki Series IV Trust dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com

Elizabeth L. Wassall

on behalf of Creditor WELLS FARGO BANK NA ewassall@logs.com njbankruptcynotifications@logs.com;logsecf@logs.com

Kevin C. Fayette

on behalf of Joint Debtor Doris White kfayette@kevinfayette.com

Kevin C. Fayette

on behalf of Debtor Lincoln White kfayette@kevinfayette.com

Kevin Gordon McDonald

on behalf of Creditor MTGLQ Investors LP kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com

Nicholas V. Rogers

on behalf of Creditor SANTANDER BANK N.A. nj.bkecf@fedphe.com

Nicholas V. Rogers

on behalf of Creditor LOANCARE LLC, AS SERVICER FOR CIT BANK, N.A. nj.bkecf@fedphe.com

Nicholas V. Rogers

on behalf of Creditor DOVENMUEHLE MORTGAGE INC. nj.bkecf@fedphe.com

Nicole Marie Savage

on behalf of Creditor SANTANDER BANK NA nicole.savage@brockandscott.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 15